

Inclusionary Requirement Examples

Jurisdiction	Applicability	Requirements
City of Calimesa	Not specified, appears to be any residential project	<ul style="list-style-type: none"> • 5% of total lots restricted to low income households • Alternative compliance: Off-site construction & Dedication of Land <p><i>*PlaceWorks (consultant for Calimesa) has prepared a study recommending new in-lieu fee - pending Adoption mid. 2024</i></p>
City of Fontana	New residential projects 5 or more DU's/parcels New non-residential > 5,000 s.f.	<ul style="list-style-type: none"> • 10% of total units (4% VLI, 4% LI & 2% Moderate of total units) • Alternative Compliance: 1) Non-Residential – In-lieu fee; 2) Residential: <ul style="list-style-type: none"> a. Greater affordability to reduce number of units required b. Off-site construction c. Historic Preservation d. In-lieu fees
City of Highland	All residential development projects (units or fee required)	<ul style="list-style-type: none"> • 15% of total units - for sale Units affordable to low and moderate income • Rental Units (10% VLI & 5% for low or moderate income)
City of Jurupa Valley	All residential development where lots or units will be offered for sale or rent	<ul style="list-style-type: none"> • 7% of total units (7% broken down unto 25% Moderate, 25% low income, & 50% very low income) • Alternative Compliance: In-lieu fee option
City of Montclair	Housing projects with more than 10 dwelling units	<ul style="list-style-type: none"> • 15% of total units (40% of affordable units restricted to VLI) • Alternative Compliance: In-lieu fees & off-site construction
City of Pasadena	All residential projects	<ul style="list-style-type: none"> • Minimum 20% of total units (rental 5% VLI, 5% VLI or LI, & 10% VLI or Moderate income) • Alternative Compliance: 1) In-lieu fee; 2) off-site units; 3) land donation; & 4) on-site inclusionary units req'd. if lower income households are displaced

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City of Riverside – Recently Proposed but Not Adopted Inclusionary Ordinance – On December 21, 2023, Riverside’s Housing and Human Services Department presented a proposed Inclusionary Ordinance to the Riverside Planning Commission. The Planning Commission did not recommend Council approval, continued the request off calendar, and requested staff provide additional outreach to the Building Industry Association, policy performance projections, impact to housing costs, and inclusion ordinance language for rental multi-family housing.

Applicable to any for-sale development that creates three or more residential units or lots and subject to the following requirements:

- For-sale single-family developments (up to a density of 10.9 dwelling units per acre) will include five percent of total units at sale prices affordable to Moderate Income households earning up to 110 percent of the AMI.
- For-sale townhome and condominium developments (densities between 10.9 and 14.5 dwelling units per acre) will include 10 percent of total units at sale prices affordable to Low Income households earning up to 70 percent AMI.

As an alternative to building the required inclusionary units as part of the project, developers may instead elect to build or finance building affordable units off-site. However, this option would require a higher proportion of affordable units – eight percent of total units in for-sale single-family developments, and 15 percent of total units in for-sale townhome and condominium developments.

An additional alternative is the option to pay a fee in-lieu of building the affordable units either on- or off-site. In-lieu fees would be assessed in an amount equal to the number of affordable units required if they were to be constructed off-site. Fees would be deposited in a dedicated affordable housing fund managed by the City’s Housing Authority to facilitate the construction, acquisition, and preservation of affordable housing. Recommended in-lieu fee per market-rate unit. In-lieu fee per square foot (typical) For-Sale Single-Family 8% \$174,208 \$13,937 \$5.57 For-Sale Townhome/Condo 15% \$203,655 \$30,548 \$20.37